



## **IDA of the Month: Brookhaven IDA & LDC close 8 projects in 2020 with \$352m invested, 3,042 jobs created/retained**

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Brookhaven, NY For the Brookhaven Town Industrial Development Agency (IDA) and its Local Development Corp. (LDC), 2020 remained robust, surpassing 2019's numbers, as businesses committed to invest \$352 million in projects in the town that will result in the creation and retention of 3,042 jobs.

The Brookhaven IDA closed several economic development projects, most of them on behalf of various manufacturers and residential housing developments.

"As the nation continues to endure the devastation caused by the COVID-19 pandemic and its economic fallout, the IDA continued to attract businesses and projects that will help to strengthen our Town's economy," said Frederick Braun III, chairman of the Brookhaven IDA. "These job-creating projects will also help to provide much-needed housing opportunities for our workforce."

Major Brookhaven IDA projects closed during 2020 include:

AE-Town Hall Solar 2: This package of economic incentives and a long-term lease agreement with AE-Town Hall Solar 2, LLC, will apply to the construction of a \$2.1 million, 960 kw solar array, to include over 2,500, 375-watt rooftop solar panels. AE-Town Hall Solar 2 has a power purchase agreement with PSEG-L.I. The project will continue to fortify the town's power systems in a sustainable way for the future.

The \$80.4 million project by Brightview Senior Living will construct a 170-unit senior living community to be located on 8.7 acres in Port Jefferson Station. Brightview Port Jefferson, will provide a continuum of housing options, including independent living, assisted living and an Alzheimer/Memory care unit.  
Photo courtesy of Market Square Architects, PLLC

Brightview Port Jefferson: This \$80.4 million project by Brightview Senior Living will construct a 170-unit senior living community to be located on 8.7 acres in Port Jefferson Station. Brightview Port Jefferson, will provide a continuum of housing options, including independent living, assisted living and an Alzheimer/Memory care unit. The three-story structure will be located on Rte. 112 in Port Jefferson Station and provide 60 jobs.

Bellport Residences: This \$31 million project by D&F Bellport Residences, LLC, for the construction of Gleneagle Green will build 70 units of residential apartments in the Hamlet of North Bellport. Bellport Residences, LLC is located in a federally designated economic opportunity zone and is a 100% workforce housing project. The project will help to meet the demand for affordable rental housing for Long Islanders.

The \$7.7 million On the Common Rocky Point project by this senior living community will build 38 apartments for senior citizens and 1,200 s/f of office space.  
Photo courtesy of On The Common at Rocky Point, LLC

On the Common Rocky Point: The \$7.7 million project by this senior residential development company will build 38 apartments for senior citizens and 1,200 s/f of office space. The development will be built at Prince and King Rds. in Rocky Point, the former blighted site of Thurber Lumber Co.

Orbit Bloom / DG Fuel Cell: Orbit Bloom will be developing 1.5 acres of vacant property in Medford

for the installation of a fuel cell, which is similar to a battery. Fuel cells convert fuel into electricity through an electro-chemical process that does not use combustion, resulting in clean, reliable and affordable energy. This \$33 million project will generate six megawatts of electricity, enough to power 600 homes.

Interstate Mechanical Services' \$4.5 million project will renovate an existing building located in Yaphank, N.Y.

Photo courtesy of Interstate Mechanical Services

Interstate Mechanical: Interstate Mechanical Services' \$4.5 million project will renovate an existing building located at 355 Sills Rd. in Yaphank. The company will be expanding and relocating to the Town of Brookhaven. This project falls under the Brookhaven IDA Adaptive Reuse Policy. Interstate Mechanical Services is a fabricator of pipes for mechanical equipment on Long Island and supplies contractors and suppliers.

Brookhaven LDC Projects closed during 2020 include:

Long Island Community Hospital / BMH: This \$73.5 million project will allow the hospital to redeem and refinance prior debt and make improvements to its 35-acre main campus located 101 Hospital Rd., Patchogue. The hospital employs 2,300 people in the Town of Brookhaven.

Jefferson's Ferry: This \$120 million expansion project of Jefferson's Ferry, an active adult community for seniors 62 years of age and over, will result in the addition of 75 new, independent-living apartments and cottages; the renovation and beautifying of portions of the common areas and the addition of a new building specially designed for approximately 20 assisted living memory care suites, adding a new wing for physical fitness, health and wellness and rehabilitation services. The new expansion project will increase the number of employees at Jefferson's Ferry by 43, and retain 173 positions.

"We are pleased with the diversity of projects that we have supported, which will help improve the quality of life here in Brookhaven and continue to keep our local economy strong, Braun said. "As our nation and our state face these challenging times, the town of Brookhaven is very fortunate to see continued economic growth and to be able to provide housing for our young generation as well as our seniors."

Since 1970, the mission of the Town of Brookhaven Industrial Development Agency has issued millions of dollars in tax-exempt or taxable bonds and provided assistance through straight lease deals to encourage companies to either locate or expand in the Town of Brookhaven. This assistance has been extended to companies both large and small and has resulted in the direct creation of thousands of jobs for Brookhaven residents. For more information, visit

BrookhavenIDA.org or call 631-451-6563.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540